Tocky B.

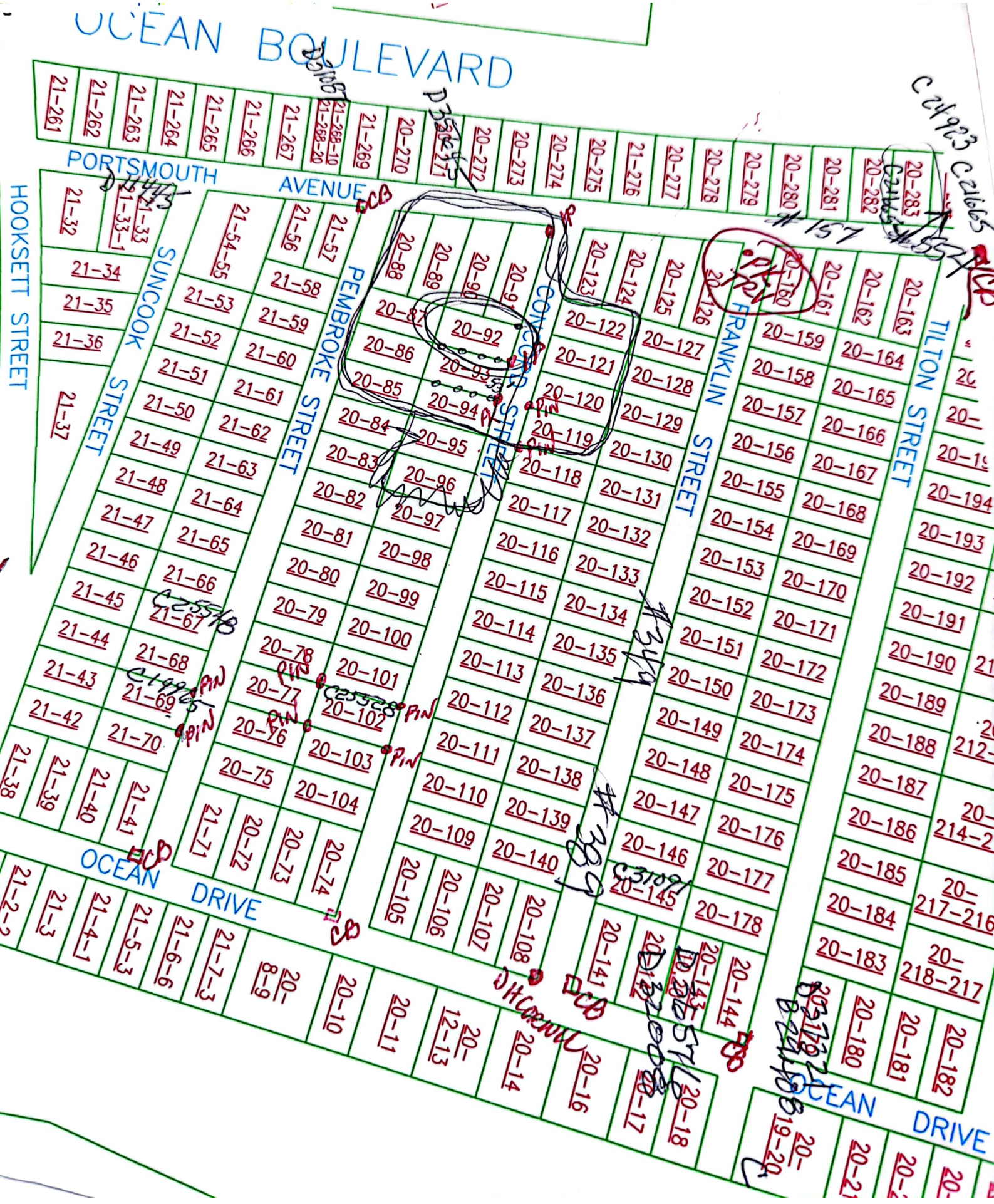
From: "Elaine Vande Hei" <rvande2924@verizon.net>
To: "Tocky B." <stockton@ttlc.net>
Sent: Tuesday, March 12, 2013 11:12 AM
Subject: Re: 92 Concord Street

Yes,Tocky, we want you to do the survey, et al. Elaine Vande Hei
On Mar 12, 2013, at 9:07 AM, Tocky B. wrote:

> Hello Elaine,
> I have had a lengthy discussion with Ross Hobin about your property, the short version of which is that you have a concern about the abutting occupation lines encroaching somehow into your deeded 50' lot width. Based on my experience with other surveys at Seabrook Beach, I have offered to perform a property survey to determine and monument your record title boundaries, and also to provide you with a plan suitable for recording at the Rockingham County Registry of Deeds. My fee for this work would be between $2000 and $2500. I also indicated that I expect to be able to complete this work within 3 to 4 weeks of authorization, barring problems with more snow.
> I must advise you that, although a recorded survey is presumed to constitute prima facie evidence of the boundary, title issues such as adverse possession do not fall within the scope of my work. It is my job to determine your record title boundaries and to document the existence and extent of any encroachments across said boundaries. It would then be up to the encroaching parties to either remove the encroachments or to contest the survey, presumably with another survey. Changes in property lines due to adverse possession must ultimately be confirmed by the courts.
> I suspect you have questions, and I am happy to explain further. Please feel free to call at your convenience.
> Thank you,
> Tocky
>
> Anne W. Bialobrzeski
> NHLLS #752
> NHDES Septic Designer #348
> Stockton Services
> PO Box 1306
> Hampton, NH 03843-1306
> 603 929-7404
> cell 603 765-8918

---- Original Message ----

> **From:** Elaine Vande Hei
> **To:** Tocky B.
> **Sent:** Monday, March 11, 2013 7:35 PM
> **Subject:** Re: 92 Concord Street
>
> Yes, you have reached me. We were in Ocean City, MD until late this afternoon.Thanks, Elaine Vande Hei


OCEAN BOULEVARD
PORTSMOUTH AVENUE
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PEMBROKE STREET
CONCORD STREET
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TILTON STREET
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OCEAN DRIVE
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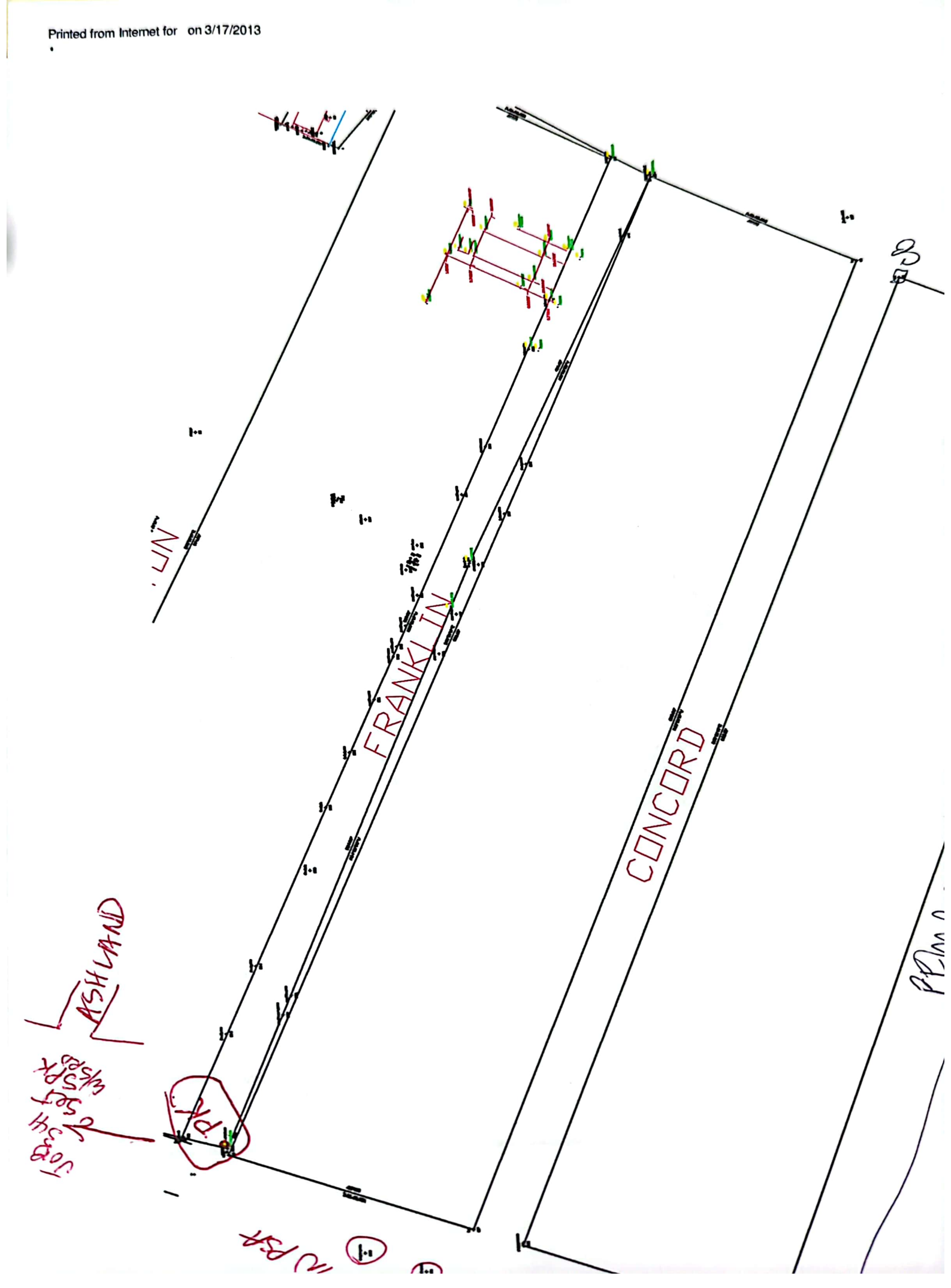


SEABROOK, N.H.
SCALE: 1" = 10' SEPT. 1996
PARKER SURVEY ASSOC., INC.
13 HAMPTON RD. EXETER, N.H.

PORTSMOUTH ... BROKE STREET

LEGEND
FND FOUND
C.B. CONCRETE BOUND
I.PIN IRON PIN
UP UTILITY POLE
FENCE
N/F NOW OR FORMERLY
OHU OVERHEAD UTILITY

N/F COSTELLO
LOT 66
(SEE NOTE #1)

N 45°00'00" E
100.00'

S 45°00'00" E
100.00'

DWELLING

N/F VIVENZIO
AREA
5,000 SQ.FT.±
LOT 67
(SEE NOTE #1)
(RCR BK: 2111 PG: 385)

HAMPTON ... CO.

6' HIGH STOCKADE FENCE

N 45°00'00" W
100.00'

S 45°00'00" W
100.00'

N/F PACE
LOT 68
(SEE NOTE #1)

LOT 69
(SEE NOTE #2)

50.00' (TIE)
50.00' (TIE)
150.00' (TIE)

SET P.K.
FND C.B.

OCEAN DRIVE

PUSHKIN, CARNNEY, CUTRUMBES
LOT 45
(SEE NOTE #1)

SHED

DETAIL A
NOT TO SCALE
SET TACK
1.5'
0.5'
N 25°09'46" E
1.63' (TIE)
N 45°00'00" W
50.00'
S 45°00'00" W
100.00'

LOT 44
(SEE NOTE #1)

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

SEPT. 10, 1996
DATE

RICHARD K. PARKER JR. LLS #8

STATE OF NEW HAMPSHIRE No. 3 RICHARD K. PARKER JR. LICENSED LAND SURVEYOR

C-25548

7135

SET I.PIN

N/F CONFALONE
R.C.R. 2522 - 89

C-19965

This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous updating process. Consult the surveyor for the latest revision before acting on the data shown. The surveyor is not responsible for actions or projects for which he was not specifically consulted by any person except the one for whom this print was prepared.

HAMPTON HARBOR
LOCUS MAP (NO SCALE)
FRANKLIN
CHESTNUT
PENBROKE
LINCOLN

6208

0.9' UP
1.4'
SET I.PIN ELEV.= 99.2

...MPTON 18/7 ...CO.

LOT 76
(SEE NOTE #1)

C-25528

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

FEB. 18, 1997
DATE

RICHARD K. PARKER JR. LLS #8

STATE OF NEW HAMPSHIRE No. 3 RICHARD K. PARKER JR. LICENSED LAND SURVEYOR

7138

Stockton Services
PO Box 1306 Hampton, NH 03843-1306
(603) 929-7404

March 16, 2013

To property owners in the vicinity of land owned by
Stack Family Trust at 92 Concord Street, Seabrook, NH

Stockton Services has been engaged by the owner listed above to perform a boundary survey of land at 92 Concord Street, Seabrook beach (Tax Map 20 Lot 92). In order to determine the location of the client's boundary lines, it will be necessary to find and locate monuments on surrounding and nearby properties. Individuals and/or survey crew personnel will be working in your area on one or more days in the coming few weeks. Found monuments and survey control points will be flagged for easy recovery. Please do not assume that any flagged point is a boundary marker until our work is completed and the boundary plan is finalized. I would be happy to respond to any questions or concerns which you might have and can be reached at my office phone (603 929-7404). I would also appreciate any information you might have regarding hidden or obliterated monuments. Thank you for your patience and assistance.

Sincerely,

Anne W. Bialobrzeski

Anne W. Bialobrzeski
NHLLS #752

PLAN OF LAND

IN
SEABROOK, NH
SHOWING
PROPOSED ADDITION
AT
96 CONCORD STREET
FOR
VARIANCE PURPOSES

LEGEND

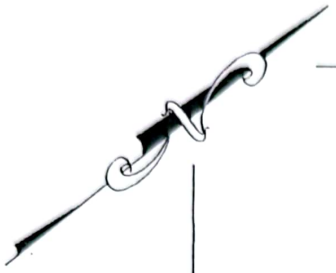
C.B.	CONCRETE BOUND
S.B.	STONE BOUND
D.H.	DRILL HOLE
PK	MASONRY NAIL
I.P.	IRON PIPE
I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
(94)	PARCEL NUMBER
0/00	ASSESSORS MAP AND PARCEL

ZONING DISTRICT

BEACH RESIDENTIAL

SETBACK REQUIREMENTS

FRONT	20'
SIDE	8'
REAR	8'



PK NAIL FND.
40.00'
S 37°36'54" W
I ROD FND.
N 52°23'06" W
50.00'
I ROD FND.
50'
150.00'
50'
S 52°23'06" E
100'
N 37°36'54" E
48.8'
18'
50'
32.6'
26.5'
39.3'
#96 EXISTING DWELLING
SEE DETAIL
S 37°36'54" W
100'
4'

CONCORD STREET

(94) 20/84 (84) N/F CHARLES & ROBERT E. CLARK, & JANE ANN HAWKINS
84 PEMBROKE STREET
SEABROOK, NH 03874
BK. 3343 PG. 151

(95) 20/95 N/F LISA J. TAY
BEAR HILL ROAD
WINDHAM, NH 03087
BK. 2886 PG. 2461

(119) (118) 20/118 N/F JEFFREY A. & DEBORAH A. SHANK
118 CONCORD STREET
SEABROOK, NH 03874
BK. 2682 PG. 719

(83) 20/83 N/F MARION R. TOMMASI LIVING TRUST
128 ZION HILL ROAD
SALEM, NH 03079
BK. 3434 PG. 1257

(96)

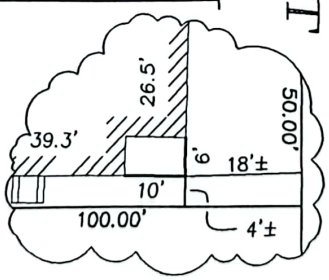
(117) 20/117 N/F ANTHONY J. CARUSO & FRANCES C. DANEAULT
10 OAKLAND STREET
NATICK, MA 01760
BK. 2905 PG. 767

(82) 20/82 N/F 82 PEMBROKE ST. TR.
MARY T. CAMERON TR.
277 GOVERNORS AVE.
MEDFORD, MA 02155
BK. 2841 PG. 1608

(97) 20/97 N/F RAYMOND L. & EILEEN R. PARENT
28 JUNIPER DRIVE
AMHERST, NH 03031
BK. 2629 PG. 773

(116) 20/116 N/F PATRICK McCARTHY, JOHN P. & ELLEN M. BLACKWELL
38 VENUS DRIVE
WORCESTER, MA 01605
BK. 2423 PG. 351

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND AND THAT THE STRUCTURES ARE LOCATED AS SHOWN.



PROPOSED ADDITION DETAIL
1'=20'

RECORD OWNER
ANN O. JOENSUU
10 WOODHAVEN DRIVE
PORTLAND, CT 06480

DEED REFERENCES
BK. 3526 PG. 2545

PLAN REFERENCES
FILE NO. 2012 PLAN NO. 8172

30 0 15 30
1 INCH = 30 FEET

SIGNATURE

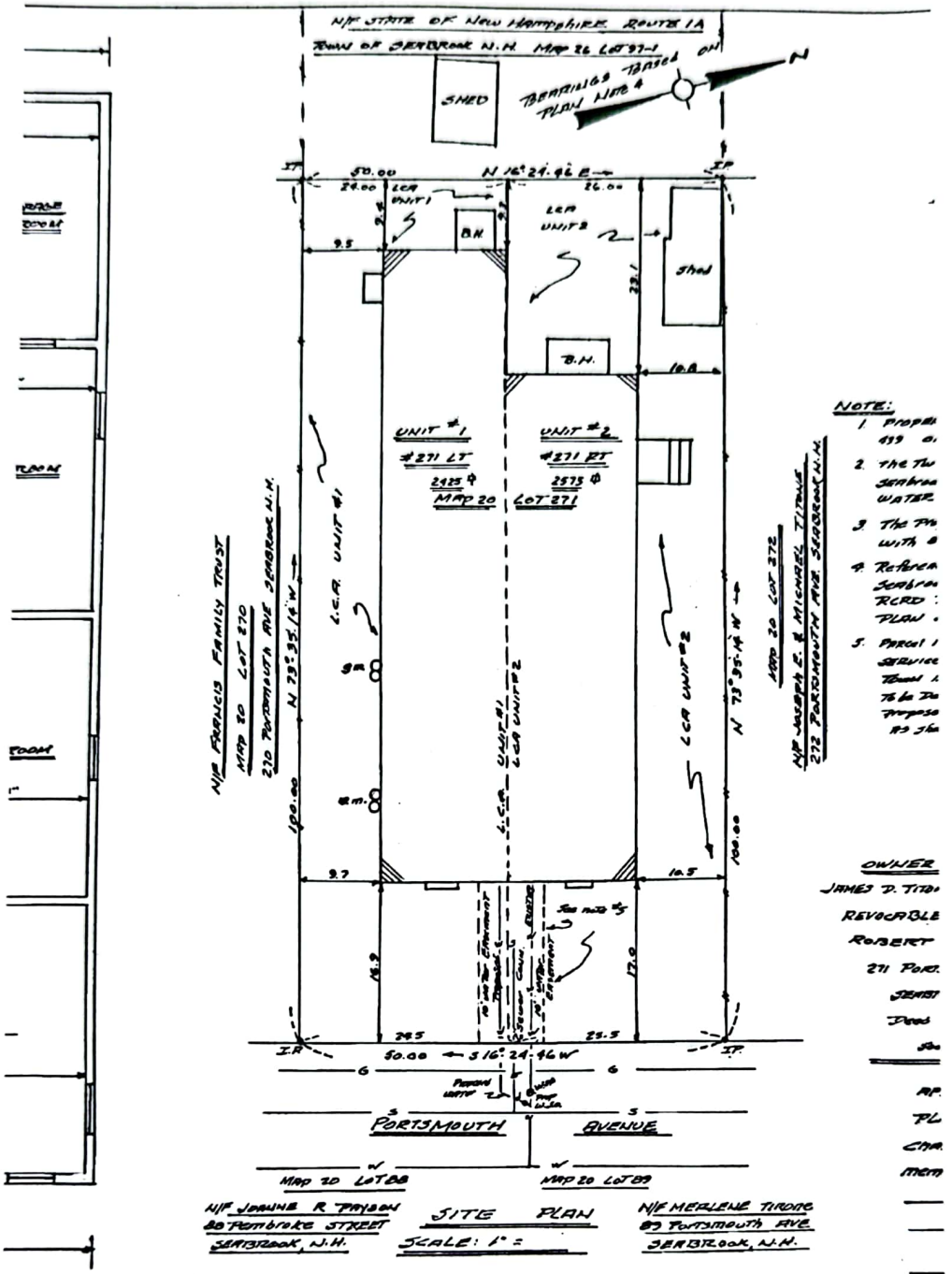
LICENSED LAND SURVEYOR — DATE 10/15/01

MILLENNIUM ENGINEERING, INC.
ENGINEERS AND LAND SURVEYORS
62 ELM ST. SALISBURY, MA 01952

SCALE: 1"=30'
DATE: OCTOBER 15, 2001
PROJECT: 211032

-2 PM12:01

047251



NOTE:
1. PROPE
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SERVICE
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OWNER
JAMES D. TITO
REVOCABLE
ROBERT
271 PORT
SEABRO
DEED

"PLAN FULLY AND ACCURATELY
DESCRIPTIONS OF THE LAND
AS SHOWN THEREON; TO
EASEMENTS APPURTENANT THERETO;
THEREON HAVE BEEN SUBSTANTIALLY
NOTED; AND THAT THIS PLAN
MEETS OR EXCEEDS RSA 356 B:30 & II, AND/OR
AND RSA 672:14

LLS 387

"LAND IS NOT A SUBDIVISION
LINES OF STREETS AND WAYS
PRIVATE STREETS AND WAYS
NO NEW WAYS ARE SHOWN.

LLS 387

STATE OF NEW HAMPSHIRE
No. 387
ERNEST J. COTE
LICENSED LAND SURVEYOR